

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

## MEETING MINUTES

OCTOBER 8, 1991

A special meeting of the Manistee City Planning Commission was held on Monday, October 8, 1991 at 7:00 P.M. at the site of the proposed McDonald's Restaurant and then in Room 209, City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was reconvened at City Hall at 7:45 P.M. and was called to order by Chairman Roger Yoder.

**MEMBERS PRESENT:** R. Bruchan, D. Johnson, J. Lakos, L. Laskey, J. Schimke, A. Slawinski, K. Thompson, R. Yoder  
**MEMBERS ABSENT:** D. Sullivan  
**OTHERS PRESENT:** Jon Rose (City Code Administrator), Kurt Schindler, R. Ben Bifoss (City Manager), Vickers Hansen, Sherry Worm, Dennis TerHorst

**PUBLIC HEARING:** None

### SITE PLAN REVIEWS:

#### McDONALD'S RESTAURANT-

A site plan for the proposed McDonald's Restaurant was reviewed. Commission members, prior to convening at City Hall, met at the site in an attempt to visualize the proposed project. Lengthy discussion followed and included various topics which included: sidewalk along US31, the proposed retaining wall, highway problems, screening of mechanical equipment, signage and how it is affected by the ordinance and the company's insistence for an immediate, "11th hour" decision. Following discussion it was moved by Lakos, supported by Slawinski, that before any approvals can be considered, the following will need to be satisfied:

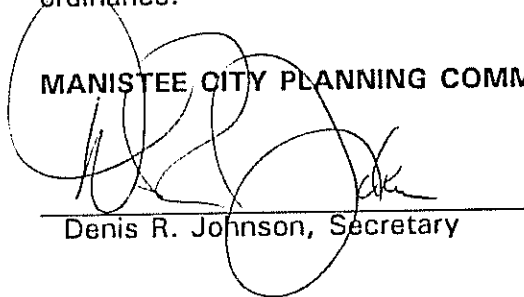
1. Sidewalk shall be installed along US31 for the full length of the property. [per Section 5004 D.5(a.2)]
2. Variance needed from Zoning Board of Appeals from the requirements of Section 5004 D.1(e), because the service drive will be less than the required thirty (30) feet from the edge of the highway right of way.
3. Owner shall execute an easement, which shall be in a recordable form, acceptable to the city, which will permit the use of the access drive for traffic circulation from one property to another. [per Section 5004 D.1(b.)]
4. Variance needed from Zoning Board of Appeals from the requirements of Section 5004 D.2 to permit curb cut onto US31.
5. Variance needed from Zoning Board of Appeals from the requirements of Section 5004 D.3(b.) to permit backing from a parking place onto the access drive.
6. Curbs and parking in the area designated for future access road to the south shall be constructed only in a temporary manner. [per Section 5004 D.3(c.)]

7. The use of "shoe box" lighting fixtures, rather than "wedge" fixtures to illuminate the parking areas, in as much as Section 5004 D.5(c.) requires that all exterior lighting shall be arranged and installed so that the direct illumination is shielded from direct view at, or further from, the parcel line of any adjoining non-commercial establishment parcel.
8. The proposed McDonald's Golden Arches at the main access drive shall not exceed 30 feet in height and shall be governed by Section 5004 D.5(f.2). In as much as the access drive will provide access in the future to business establishments to the south, your sign shall be installed as a group sign and in such a manner to permit the installation of other signage below. Further, the proposed directional signs shall be temporary and removed when further development occurs to the south.
9. All mechanical equipment, whether ground level or roof top, shall be shielded and screened from public view and designed to be perceived as an integral part of the building. [per Section 5004 D.6(c.)]
10. The island on the main access drive needs to be redesigned to permit a left hand turn onto the access drive to the south.
11. We need the fixed seating capacity to determine if parking meets the requirements of Section 1014.
12. We need the final grade plans.
13. We need written verification of Michigan Department of Transportation requirement to determine how they will impact the plan.
14. We need an elevation and cross section of the proposed retaining wall along Cypress Street. Has terraced landscaping been considered?
15. We recommend that the interior and exterior be designed in a Victorian Style. We would like to offer you the assistance of our Historic Overlay District Committee in achieving this goal.

OTHER BUSINESS: None

The meeting adjourned at 8:45 p.m. to go into a work session on the proposed sign ordinance.

MANISTEE CITY PLANNING COMMISSION



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Denis R. Johnson, Secretary